

## **Advance Plans Committee: 2003-4 Comprehensive Plan Update**

Summary of Meeting #4  
7:30 am, August 21, 2003

### Attendance

*Committee Members:* Kerry Coulter, Morris Dunlap, Bud Hentzen, Ron Marnell, John McKay, M.S. Mitchell,

*MAPD staff:* Dave Barber, Nalini Johnson, Stephen Banks, Scott Wadle

*Other:* Irene Hart, Elizabeth Bishop, Bob Pickens, Janet Miller, Gennelly Pacholski, Francisco Banuelos

### Discussion Summary

**Item 1. Midtown Neighborhood Plan:** The Advance Plans Committee listened to a presentation by Midtown Plan Committee members Bob Pickens, Janet Miller and Gennelly Pacholski on the process of the development of the Midtown Neighborhood Plan. The roster of the Plan Steering Committee was reviewed. Efforts at obtaining community input to the Plan were also highlighted. These efforts included:

- Circulation of a bilingual brochure throughout the neighborhood.
- Trolley and foot tour of the neighborhood by Plan Committee members.
- Horace Mann student inputs.
- Three public community input meetings.
- Meetings with administrators and officials from North High School.
- Two meetings with representatives from Interfaith Ministries and CORE.
- Articles in the Midtown Newsletter hand delivered to neighborhood residents.
- Completion of a survey of commercial business in Midtown (403 questionnaire mail-outs with a 12% response rate).
- Traveling display on the proposed Plan (at neighborhood churches and schools, Dillions, and the Hispanic Chamber of Commerce).

A total of seven neighborhood sub-district meetings are planned in the months of September and October to obtain further input on the proposed plan.

The Midtown Neighborhood Plan Steering Committee representatives also highlighted the following changes to the original Future Land Use Map:

- The map will carry a notation to the effect that existing land uses and zoning will not change without the consent of property owners.
- The Residential Use category includes both single family and duplex housing type options.
- Land uses adjacent to Santa Fe have been changed to Multi-Unit Residential and Potential Park.
- The north side of 13<sup>th</sup> Street (Broadway to Santa Fe) is changed to mixed use-commercial.

- There is no goal in the Plan to eliminate existing industries in the Manufacturing/Open Space area (only if they should close or re-locate).
- The Plaza location shown on the map has not been studied in any detail. It is a concept only and still needs further Committee review. The plaza's function is likely more as a special events center, rather than a place of commerce. It is desirable not to take out existing residential development for park or plaza development. A good location might be in the SW corner of the intersection of 13<sup>th</sup> and Market Streets, north of Horace Mann School.

The Advance Plans Committee clarified the following items related to the presentation of the Midtown Neighborhood Plan Steering Committee representatives:

- Discussion on the role and involvement of the Sunflower Community Action group in the development of this Plan. It appears they do not want to be a partner in this Plan.
- Concern that the value of the George Lay Sign Company property could be diminished by designating portions of it as potential open space. It would be better to designate this as "desired open space acquisition".
- Clarification that a rezoning scheme will not be included as part of this Plan.
- Proposed timelines for public input – Seven meetings are planned for September and early October in various sub districts throughout the Plan area. A presentation will be made to the Park Board in September regarding the proposed linear park element of this Plan. A presentation on the Plan was made at the DAB VI meeting last night. It is hoped that a final draft of the Plan can be completed in October and presentations made to the Advance Plans Committee and the MAPC. A final Plan could be prepared as early as November 2003.
- The Advance Plan Committee was pleased with the overall efforts of the Plan Steering Committee and moved to receive this presentation and revised Future Land Use Map as information.

**Item 2. Future Land Use Guide Map Update:** The Committee proceeded to review the sector map prepared by staff covering the area bounded by Harry on the south, Meridian on the west, 21<sup>st</sup> Street on the north and Oliver Street on the east. The Committee offered the following comments regarding this sector map.

- The frontage area land use designations along both sides of Oliver from Kellogg to 13<sup>th</sup> Street need to be reviewed to reflect the local commercial uses that are presently/or will be located there in the future.
- The Northeast Area plan boundary designation needs to be deleted.
- The word "Plan" needs to be added to "McAdams".
- The words "Downtown Development Plan" should be added in the area shown as Downtown Regional Center.
- The park area near Sleepy Hollow needs to be added.
- There needs to be an extension of the local commercial designation along the north and south sides of Central, just east of Hillside.

- There needs to be a commercial designation along the west side of Oliver, immediately north and south of Kellogg.
- MAPD staff needs to work with USD 259 regarding their future school site plans.

Meeting adjourned at 9:00 am. Next meeting set for Thursday, October 2<sup>nd</sup> at 7:30 am, Planning Director's Conference Room, 10<sup>th</sup> Floor City Hall.